



Planning & Community Development

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**ADMINISTRATIVE ORDER #301918 102213
- REVISED -**

SITE – SPECIFIC DETERMINATION

CODE SECTIONS: 20.50.020, 20.50.450, 20.50.490

I. ISSUE: The applicant, acting on behalf of the Kia automobile dealership, questions what is required/allowed in a setback (see original AO). Normally under the code, a building setback in a commercial zone is required to be planted with landscaping, including trees. A detention pond is currently proposed.

II. FINDINGS: The following findings have been added to the original AO:

The entire length of the setback is encumbered by a sanitary sewer pipe. The wastewater district has requested that no trees be planted over this sewer pipe.

The design of the pond has been revised to eliminate the need for a retaining wall, thus eliminating the need for a fence surrounding the pond. The design includes increasing the length of the pond to reach all the way to the north property line.

III. CONCLUSIONS: The following conclusions are hereby added to the original AO:

Since no trees can be added over the sewer pipe, the site is constrained in the type of landscaping it can provide. Moving the pipe would be a major undertaking not commensurate with the benefit of adding trees to the site. The extension of the pond results in a better design as there is no need for the additional infrastructure of the retaining wall and fencing. The perimeter of the pond will be landscaped with native groundcovers and shrubs.

IV. REVISED DECISION: The 15-foot yard setback required by the code is essentially being met in that the building itself is proposed to be well outside of this area. The pond, with its native landscaping, will provide additional separation and will help to provide visual interest. All design requirements affecting the proposed pond must be met.



Director's Signature

11-12-13

Date